

EXHIBIT A

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR
THE VILLAGE GRANDE AT LITTLE MILL**

**Legal (Metes and Bounds) Description of
The Village Grande at Little Mill**



1425 CANTILLON BOULEVARD • MAYS LANDING, NJ 08330
(809) 625-7400 • FAX (809) 909-0253

22 January 2002
Revised: April 2, 2002

Overall Site
(Phases 1, 2 and 3)

F-00-321
Little Mill Major Subdivision
Block 5401, Lots 24, 31-34, 36, 46 & 64
Mill Road, Spruce Road & Old Zion Road
Egg Harbor Township
Atlantic County, NJ

All that certain tract or parcel of land, situate in the Township of Egg Harbor, County of Atlantic, State of New Jersey and being further described and bounded as follows:

BEGINNING at a pin set for a corner at the intersection of the Southerly line of Mill Road (80.00 feet wide) and the Westerly line of Spruce Road (51.50 feet wide); thence

1. along the Westerly line of Spruce Road, South 05 degrees 45 minutes 45 seconds East 406.72 feet to a point; thence
2. along Lot 47 of Block 5401, South 84 degrees 14 minutes 15 seconds West 300.00 feet to a pin found for a corner; thence
3. along the same, South 05 degrees 45 minutes 45 seconds East 120.00 feet to a pin found for a corner; thence
4. along the same, North 84 degrees 14 minutes 15 seconds East 300.00 feet to a point; thence
5. along the Westerly line of Spruce Road, South 05 degrees 45 minutes 45 seconds East 172.75 feet to a pin set for a corner; thence
6. along the Westerly line of Old Zion Road (33.00 feet wide), South 29 degrees 08 minutes 05 seconds West 829.62 feet to a pin found for a corner; thence
7. along Lots 48 and 49 of Block 5401, South 88 degrees 45 minutes 29 seconds West 694.12 feet to a concrete monument found for a corner; thence
8. along Lots 49, 50 and 51 of Block 5401, South 07 degrees 05 minutes 31 seconds West 786.19 feet to a pin set for a corner; thence
9. along Lot 54 of Block 5401, North 71 degrees 06 minutes 08 seconds West 211.21 feet to a concrete monument found for a corner; thence

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10. along the same, North 47 degrees 41 minutes 08 seconds West 227.70 feet to a concrete monument found for a corner; thence
11. along the same, North 82 degrees 03 minutes 53 seconds East 79.20 feet to a concrete monument found for a corner; thence
12. along the same, North 23 degrees 11 minutes 08 seconds West 311.38 feet to a concrete monument found for a corner; thence
13. along the same, South 86 degrees 42 minutes 02 seconds West 640.93 feet to a concrete monument found for a corner; thence
14. along the same, South 03 degrees 17 minutes 58 seconds East 466.62 feet to a pin set for a corner; thence
15. along the same, South 86 degrees 42 minutes 02 seconds West 809.97 feet to a concrete monument found for a corner; thence
16. along Lot 55 of Block 5401, North 18 degrees 17 minutes 58 seconds West 273.93 feet to a pin set for a corner; thence
17. along the same, North 22 degrees 02 minutes 11 seconds West 673.28 feet to a pin set for a corner; thence
18. along the same, North 20 degrees 17 minutes 11 seconds West 221.03 feet to a pin set for a corner; thence
19. along Lots 55 and 65 of Block 5401, North 22 degrees 57 minutes 34 seconds West 757.17 feet to a pin set for a corner; thence
20. along Lot 19 of Block 5401, North 67 degrees 02 minutes 26 seconds East 210.00 feet to a pin set for a corner; thence
21. along Lot 22 of Block 5401, South 22 degrees 57 minutes 34 seconds East 561.91 feet to a pin set for a corner; thence
22. along Lots 22, 162, 163, 164, 165, 166, 167, 168 and 169 of Block 5401, North 11 degrees 52 minutes 28 seconds East 1,406.75 feet to a pin found for a corner; thence
23. along Lot 169 of Block 5401, North 78 degrees 13 minutes 45 seconds West 5.00 feet to a concrete monument set for a corner; thence

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24. along Lot 23 of Block 5401, North 11 degrees 48 minutes 00 seconds East 143.71 feet to a concrete monument set for a corner; thence
25. along the Southerly line of Mill Road, South 78 degrees 11 minutes 44 seconds East 50.00 feet to a concrete monument set for a corner; thence
26. along Lot 25 of Block 5401, South 11 degrees 48 minutes 04 seconds West 143.71 feet to a pin found for a corner; thence
27. along Lots 25 and 26 of Block 5401, South 78 degrees 11 minutes 56 seconds East 200.00 feet to a pin set for a corner; thence
28. along Lot 27 of Block 5401, South 11 degrees 48 minutes 04 seconds West 135.00 feet to a pin set for a corner; thence
29. along the same, South 78 degrees 11 minutes 56 seconds East 134.98 feet to a pin set for a corner; thence
30. along the same, along a curve to the left having a radius of 100.29 feet for an arc distance of 78.41 feet to a pin set for a corner; thence
31. along the same, along a curve to the right having a radius of 100.29 feet for an arc distance of 79.64 feet to a pin set for a corner; thence
32. along the same, North 11 degrees 48 minutes 04 seconds East 141.67 feet to a pin set for a corner; thence
33. along the Southerly line of Mill Road, South 78 degrees 11 minutes 44 seconds East 117.50 feet to a pin set for a corner; thence
34. along Lots 29 and 30 of Block 5401, South 11 degrees 48 minutes 04 seconds West 278.68 feet to a pin set for a corner; thence
35. along Lot 30 of Block 5401, South 78 degrees 11 minutes 56 seconds East 82.50 feet to a pin set for a corner; thence
36. along Lots 30 and 29 of Block 5401, North 11 degrees 48 minutes 04 seconds East 278.68 feet to a pin set for a corner; thence
37. along the Southerly line of Mill Road, South 78 degrees 11 minutes 44 seconds East 320.00 feet to a pin set for a corner; thence

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38. along Lot 35 of Block 5401, South 11 degrees 48 minutes 04 seconds West 100.00 feet to a corner; thence
39. along Lot 35 of Block 5401, South 78 degrees 11 minutes 56 seconds East 100.00 feet to a corner; thence
40. along Lot 35 of Block 5401, North 11 degrees 48 minutes 04 seconds East 100.01 feet to a corner; thence
41. along the Southerly line of Mill Road, South 78 degrees 11 minutes 44 seconds East 220.00 feet to a pin set for a corner; thence
42. along Lot 37 of Block 5401, South 11 degrees 48 minutes 04 seconds West 343.50 feet to a pin set for a corner; thence
43. along the same, South 78 degrees 11 minutes 56 seconds East 80.00 feet to a pin set for a corner; thence
44. along the same, North 11 degrees 48 minutes 04 seconds East 159.00 feet to a pin set for a corner; thence
45. along the same, South 78 degrees 11 minutes 56 seconds East 75.00 feet to a pin set for a corner; thence
46. along the same, North 11 degrees 48 minutes 04 seconds East 178.13 feet to a pin set for a corner; thence
47. along the Southerly line of Mill Road, South 78 degrees 11 minutes 44 seconds East 27.99 feet to a pin set for a corner; thence
48. along lots 38, 39, 41, 42, 43 and 44 of Block 5401, South 36 degrees 14 minutes 14 seconds East 1,050.03 feet to a pin set for a corner; thence
49. along Lot 44 of Block 5401, North 49 degrees 30 minutes 46 seconds East 132.34 feet to a pin set for a corner; thence
50. along the same, north 11 degrees 48 minutes 12 seconds East 222.34 feet to a pin set for a corner; hence

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51. along Lot 45 of Block 5401, North 77 degrees 43 minutes 54 seconds East 404.51 feet to a pin set for a corner; thence
52. along the same, North 11 degrees 48 minutes 16 seconds East 200.00 feet to a pin set for a corner; thence
53. along the Southerly line of Mill Road, South 78 degrees 11 minutes 44 seconds East 429.35 feet to the Point of Beginning.

As shown on the Sheets 2, 3 & 4 of the filed map for Phases I & II for Little Mill Major Subdivision, recorded on March 27, 2002; described as Instrument number 2027117.

CONTAINING: 144,289 Acres of land, more or less.

Excepting therefrom Lot 24.01 in Block 5401, and Lot 2 in Block 5420 as shown on Filed Map for Phases I and II for Little Mill Major Subdivision, recorded on March 27, 2002, described as Instrument Number 2027117.

HOWARD A. TRANSUE
Professional Land Surveyor, NJ License No. 33541

Including herein a 12,720 sq. ft. portion (approximately 80' x 159') of Lot 37 in Block 5401 located adjacent to the intersection of Lander Rd. and Milroy Rd. as shown on Filed Map for Phases I and II for Little Mill Major Subdivision, recorded on March 27, 2002, described as Instrument Number 2027117.

EXHIBIT A-1

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR
THE VILLAGE GRANDE AT LITTLE MILL**

Legal (Metes and Bounds) Description of Section 1



1425 CANTILLON BOULEVARD • MAYS LANDING, NJ 08330
(609) 626-7400 • FAX (609) 909-0253

22 January 2002
Revised: April 2, 2002

Section 1 (Phases 1 & 2)

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Block 5401, Lots 24, 31-34, 36, 46 & 64
Mill Road, Spruce Road & Old Zion Road
Egg Harbor Township
Atlantic County, NJ

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